



COCHISE COUNTY PLANNING DEPARTMENT

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Community Development Director Carlos De La Torre

MINUTES

TO: Board of Adjustment, District 2

FROM: Debra Meyer, Secretary

SUBJECT: Minutes of the Regular Meeting of May 4, 2011

DATE: July 21, 2011

MEMBERS PRESENT

Gerry Eberwein, Chairman
Betty Piper, Member

MEMBERS ABSENT

Albert Young, Vice-Chairman

STAFF PRESENT

Beverly Wilson, Senior Planner
Mike Turisk, Interim Planning Director

OTHERS PRESENT: (See attached sheet)

These minutes for the BA2 meeting held on May 4, 2011 are complete only when accompanied by the memorandum for that meeting.

Chairman Eberwein called the meeting to order at 6:00 PM at the Cochise County Board of Supervisors' large conference room in Bisbee, Arizona. Mr. Eberwein followed by calling the roll and a quorum was established with the presence of two Board Members.

Mr. Eberwein followed by offering an explanation of the procedures for the meeting.

Mr. Eberwein asked if there were any additions or corrections to the minutes of the April 6, 2011 meeting. As there were not amendments to the draft minutes, Ms. Piper made a motion to accept the minutes as presented. Mr. Eberwein seconded and the motion passed (2 – 0),

NEW BUSINESS

Docket BA2-11-01: Senior Planner Beverly Wilson the staff report on behalf of the Planning Department for a Variance from Section 704.04 of the Cochise County Zoning Regulations, which requires that structures in a TR-9 Zoning District be set back no less than 10 feet from any property

line.

The Applicant seeks to legitimize an existing carport, which is 3.5 feet from the Eastern property line. The subject parcel (Parcel # 408-24-047B) is located at 127 East 22nd Street in Douglas, AZ. Ms. Wilson presented photos and site plans showing the location of the property and the surrounding zoning and uses. Ms. Wilson presented factors in favor and factors against, and she stated staff had received 3 letters in support and 1 letter in opposition in which the neighbor believed that the fence was not on the property line, the Applicant had the property surveyed and found it to be correct and with that the neighbor withdrew her opposition.

Mr. Eberwein declared the public hearing open.

The Applicant, Dennis McCloskey, stated they are requesting this Variance as the carport was built by the previous owner without a permit, and when he applied for the permit to legitimize the carport they found it was too close to the property line.

Mr. Eberwein opened the meeting to the public.

Mr. Mendez stated he has no objections to the proposal.

Chairman Eberwein declared the public hearing closed and asked for staff's recommendation.

Staff recommended approval, based on the factors in favor, with the conditions stated by staff. Ms. Piper moved that the Variance for a 3' setback be granted with the conditions recommended by staff, citing the factors in favor of approval as the findings of fact. Mr. Eberwein seconded the motion, and it passed unanimously (2 – 0).

Member Piper stated she was moving to Tucson, and was resigning from the Board.

Chair Eberwein stated with the resignation of Ms. Piper the election of officers would be tabled until the next meeting. Motion made by Member Piper and seconded by Mr. Eberwein. Vote 2-0 to table the election of officers until the following meeting.

The meeting was adjourned at approximately 6:25 P.M.